

The Special/Study Meeting of the Troy City Planning Commission was called to order by Acting Chairman Gary Chamberlain at 7:30 p.m. on June 24, 2003, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present

Gary Chamberlain
Dennis A. Kramer
Robert Schultz
Thomas Strat
David T. Waller
Wayne Wright

Absent

Lawrence Littman (Chairman)
Walter Storrs (Vice Chairman)
Mark J. Vleck (BZA Representative)

Also Present

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Richard K. Carlisle, Carlisle/Wortman Associates
Kathy Czarnecki, Recording Secretary

Resolution

Moved by Schultz

Seconded by Wright

RESOLVED, that Messrs. Littman, Storrs and Vleck be excused from attendance at this meeting.

Yeas

All present (6)

Absent

Littman
Storrs
Vleck

MOTION CARRIED

2. MINUTES

Resolution

Moved by Wright

Seconded by Kramer

RESOLVED, to approve the June 3, 2003 Planning Commission Special/Study Meeting minutes as published.

Yeas

All present (6)

Absent

Littman

Storrs

Vleck

MOTION CARRIED3. PUBLIC COMMENT

There was no one present who wished to speak.

4. PLANNING AND ZONING REPORT

Mr. Miller presented a brief Planning and Zoning Report inclusive of the following items:

- Woodside Bible Church/Northwyck PUD (PUD-1) received Final Plan Approval from City Council on June 2, 2003. Mr. Miller noted that Troy's first PUD project has provided the City with a template for future PUD agreements.
- City Council Action Items – June 16, 2003 Regular Meeting
 - Colleen Meadows Site Condominium received Final Approval.
 - Beachview Estates and Oak Forest Subdivision received Tentative Approval for Extension of Preliminary Plat.
 - Rezoning Request Z-688, east side of Coolidge, south of Maple, Section 32, M-1 to O-1, was approved.
 - Street Vacation SV-182, section of the alley located south of Chopin and north of Maple, Section 27, was approved.
 - Rochester Commons PUD (PUD-2) was tabled to their July 7, 2003 Regular Meeting. Mr. Miller noted the petitioner has submitted a written request to continue postponement to City Council's July 21, 2003 Regular Meeting.
- Mr. Miller noted the property concerning the lawsuit filed by Jimmy Isso, petitioner for a rezoning request for a proposed gas station on the northwest corner of Wattles and Dequindre, is also involved in a condemnation case.

5. SUB-COMMITTEE REPORTS

CR-1

Mr. Savidant reported that he, Mr. Miller and Mr. Chamberlain met and agreed in principle on a number of concepts. A report will be drafted for the July 22, 2003 Special/Study Meeting.

Tree Preservation / Landscape Plan / Walls

Mr. Waller reported the committee is reviewing ordinances from nearby communities (Birmingham, West Bloomfield, and Bloomfield Hills). A report will follow.

Gateway

Mr. Savidant reported that the committee reviewed and suggested revisions to the signage concept provided by Professional Engineering Associates' Landscape Architect. A finalized version will be provided upon completion of the suggested revisions.

Special Use

Mr. Chamberlain reported the Legal Department is reviewing a conflict in the text language. Mr. Miller noted a legal response should be available for the July 22, 2003 Special/Study Meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY REPORT

Mr. Miller presented a brief report on the June 18, 2003 Downtown Development Authority meeting inclusive of the following items:

- Sale of bonds (\$4 million) was authorized for final payment of the Community Center.
- Post-construction landscaping/sidewalks along Big Beaver to be done in fall.

Mr. Chamberlain requested that the Planning Department check with the Engineering Department on the replacement of sidewalks along Long Lake Road after construction.

7. BOARD OF ZONING APPEALS

No report was available.

8. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-3) – Proposed Sterling Corporate Center, North side of Big Beaver, West of I-75, Section 21 – O-S-C

Richard Carlisle, Planning Consultant, presented a brief report on the latest revisions to the proposed Sterling Corporate Center PUD. The expansiveness of the parking structure in relationship to the office building and overall site has been a concern from the onset of the project. Mr. Carlisle reported the initial response of the petitioner was to lower the structure by burying one floor and to reduce the footprint. The second modification was the addition of architectural elements on the top of the structure that relate to the office building design. He noted a greater emphasis has been made to the aesthetics of the building material and detailed landscaping. Mr. Carlisle stated that the most dramatic revision is the addition of a building element capable of accommodating a restaurant along Wilshire Boulevard that provides a functional use along the frontage and adds ground level interest to the project. Mr. Carlisle noted that a curb cut off of Wilshire is proposed for use by service vehicles.

Mr. Carlisle summarized that all of the modifications proposed by the petitioner have significantly improved the project and its eligibility as a PUD. The mixed-use nature of the project has been enhanced and the image of the project from eastbound Big Beaver will be greatly improved. Mr. Carlisle complimented the petitioner for the positive action and direction.

There was a brief discussion. The Commission and Planning Department staff requested the petitioner to address the following items.

- Feasibility and cost factor of an enclosed parking structure.
- Deletion of transfer of development rights language within the PUD application, at the request of the Planning Department.
- Feasibility and cost factor of providing a landscaped parking deck roof.
- Landscaping the right of way in conjunction with MDOT and maintenance responsibility.
- Parameters of water feature in terms of scale and size.
- Outdoor public activity area.
- Feasibility of vertical window dividers to create pleasing aesthetics.
- Gateway entrance.
- Parameters of Wilshire Boulevard restaurant.

Chuck DiMaggio of Burton Katzman, 30100 Telegraph Road, Suite 366, Bingham Farms, was present. Mr. DiMaggio stated the set of plans before the Commission tonight is a complete package inclusive of all the changes to the project since its original submission. He confirmed they would delete any reference to transfer of development rights in the application, per the Planning Department request, but noted it was not their intent to propose such.

Mr. DiMaggio stated it is cost prohibitive to landscape the parking deck roof. Mr. DiMaggio reported the exact parameters of the water feature would not be available

until a sculptor was hired, and noted the rendering does not capture the size or water projection of the water feature. Mr. DiMaggio stated the basic parameters of the Wilshire Boulevard restaurant are a minimum 9,000 square feet in size, two stories in height, and an outdoor dining area. He noted detailed parameters would be based on the restaurant tenant who is unknown at this time. Mr. DiMaggio confirmed they are continuing to work with the Gateway Committee and the City on achieving a gateway design.

Mr. DiMaggio reported that MDOT has given its conceptual approval with respect to landscaping the right of way, and noted a determination would have to be made with respect to the maintenance responsibility. Mr. DiMaggio stated the west side of the development is privately owned property and would not be landscaped by the petitioner.

Samples of various building materials were circulated by Architect John Barker of Hobbs & Black. It was confirmed that granite is proposed from the third floor down and concrete from the fourth floor up.

A question and answer period followed. The following are suggested revisions and/or items to be further reviewed and addressed.

- Depression of the front parking to create visibility of entrance and water feature.
- Detailed parameters and footprint of restaurant on Wilshire Boulevard.
- Detailed parameters of the water feature and its display during winter months.
- Cost analysis of a landscaped parking deck roof.
- Valet service and traffic circulation with the possibility of street side parking.
- Relocation of parking lot elevator closer to restaurant.
- Illumination of top of building.

Mr. Chamberlain requested a recess at 8:55 p.m.

The meeting reconvened at 9:05 p.m.

9. ORDINANCE DISCUSSION – Discussion of Planned Unit Development Ordinance Article 35.00.00

Mr. Miller reported that the City Council raised some issues regarding the Planned Unit Development ordinance provisions at their June 16, 2003 meeting. Mr. Miller opened an informal discussion on the overall ordinance, more specifically on the two items referenced in the Planning Department written report, and any other suggestions and revisions the Commission may have.

Mr. Carlisle spoke briefly on the PUD ordinance provisions. Mr. Carlisle said the ordinance clearly gives the Planning Commission the ability to make interpretations of consistency with the City's master plan. Mr. Carlisle said he is comfortable with the language because it allows the flexibility for interpretation in the master plan.

Discussion followed.

Mr. Chamberlain suggested the ordinance contain verbiage relating to private/public partnerships.

Ms. Lancaster suggested that Section 35.50.02 be deleted or the intent language reworked in the section.

Mr. Kramer suggested the PUD process be made more efficient for the Commission, City staff and petitioner by establishing a baseline agreement or letter of intent that designates that the scope of the proposed PUD in general meets the PUD provisions and the City's Future Land Use Plan.

Mr. Carlisle suggested that the timing and requirements of the Public Hearing be incorporated in the ordinance language.

The suggested language revisions, as well as minor housekeeping language changes, have been noted by the Planning Department.

10. SITE PLAN REVIEW (SP-894) – Proposed Office Building, Rochester Office Parc, West side of Rochester Road, South of Hannah, Section 3 – C-J

Mr. Miller reported that the Rochester Office Parc site plan was tabled at the July 8, 2003 Regular Meeting to provide the applicant with an opportunity to address a number of site issues, including location of entry drives, lighting, accommodation of the drain on the property and screening wall design. Mr. Miller noted that several residents were present at the July 8th Public Hearing to voice their concerns with the site plan.

The applicant met with the City Engineer and the Planning Department staff on June 20, 2003. Mr. Miller stated that at that meeting a determination was made that City Management would continue to recommend that there not be an access on Rochester Road. It is believed that the safety of traffic on Rochester Road is more

important than the negative impacts of providing access via Hannah and DeEtta. Mr. Miller noted that if the Planning Commission wishes to provide access on Rochester Road, consideration should be given to closing both DeEtta and Hannah.

The petitioner, Franco Mancini, 47858 Van Dyke, Shelby, was present. Also present was Nathan Robinson, project engineer from Apex Engineering Group Inc., 47745 Van Dyke, Shelby Township.

Mr. Mancini circulated a new site plan layout for the Commission's review.

Discussion followed with respect to the relocation of the Detroit Edison easement, entry drives, proposed dead-end parking areas, lighting, drainage, screening wall design, dumpster location, and constructing one building in lieu of two buildings.

The petitioner will continue to work with the Planning Department and the Engineering Department.

11. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 201) – Article 28.20.13 or 28.30.00 Arts and Dance Schools (or Commercial Indoor Recreation) in Light Industrial Zoning Districts

Mr. Miller requested the Planning Commission address the following two questions to effectuate appropriate language that would permit indoor commercial recreation uses in the M-1 zoning district.

- (1) Should indoor commercial recreation uses be allowed as a principal use permitted or a use permitted subject to special use approval?

It was the consensus of the Commission that indoor commercial recreation uses should be subject to special use approval.

- (2) Considering location standards, should indoor commercial recreation uses within M-1 Districts be restricted to major thoroughfare frontages or interior industrial sites? Or should there be no location standards?

The Commission's straw vote was mixed.

A sub-committee consisting of Messrs. Kramer and Strat was appointed to work in conjunction with the Planning Department to review this matter.

12. PLANNING COMMISSION WORK PROGRAM

This item was not discussed.

13. REVIEW OF JULY 8, 2003 REGULAR MEETING

Mr. Miller reported there are three tabled items on the July 8, 2003 agenda and the Planning Department has received no new submissions.

14. PUBLIC COMMENT

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Savidant stated that under the updated Municipal Planning Act, City Council could be the determining body for adoption of the Future Land Use Plan and amendments thereto.

Mr. Miller reminded the Commission that the July 1st Special/Study meeting has been cancelled. He stated that Chairman Littman's absence from tonight's meeting was a result of a minor setback, but Mr. Littman is expected to attend the July 8th meeting.

Mr. Waller circulated a memorandum he addressed to Ms. Lancaster citing questions relating to cross access agreements.

Mr. Strat questioned the Commission's stance on engineering matters that reflect on site plan approval, and encouraged open communication with the Engineering Department.

Mr. Kramer commented that his recent trip to Las Vegas reassured him that Troy is not the only city in need of addressing sidewalk and cross access matters.

Ms. Lancaster thanked Mr. Chamberlain for planning Cindy Pennington's farewell luncheon. It was fun and Cindy really enjoyed it.

Mr. Chamberlain suggested an on-site walkabout at Oakland Mall to review sidewalk concerns.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 10:25 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP
Planning Director